



MAURITIUS COMMERCIAL PROPERTY

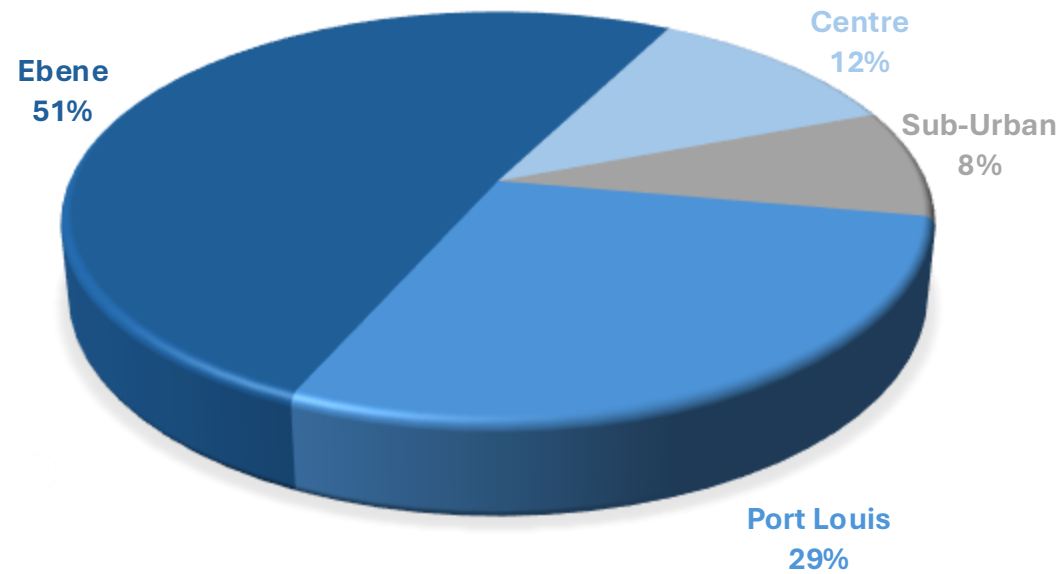
MARKET PERFORMANCE

MARKET TRENDS

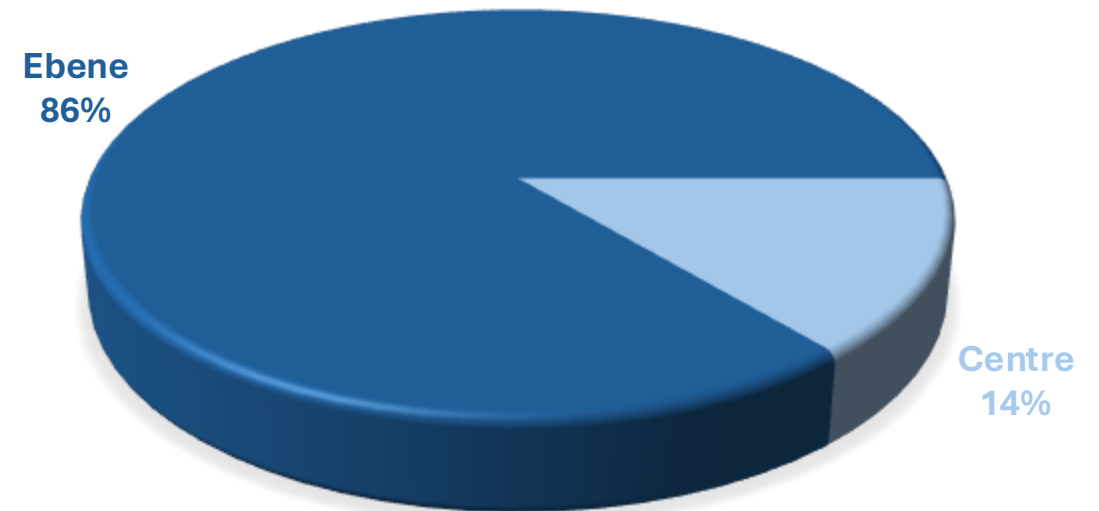


STOCK AND GEOGRAPHIC DISTRIBUTION

PIPELINE July 2025 – June 2026

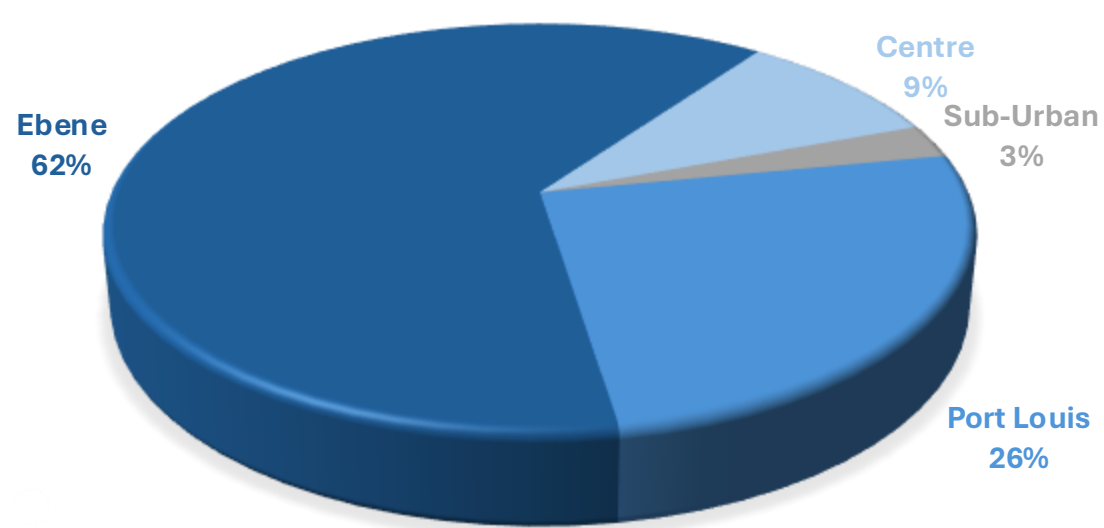


TOTAL STOCK: 1,130,000 m²

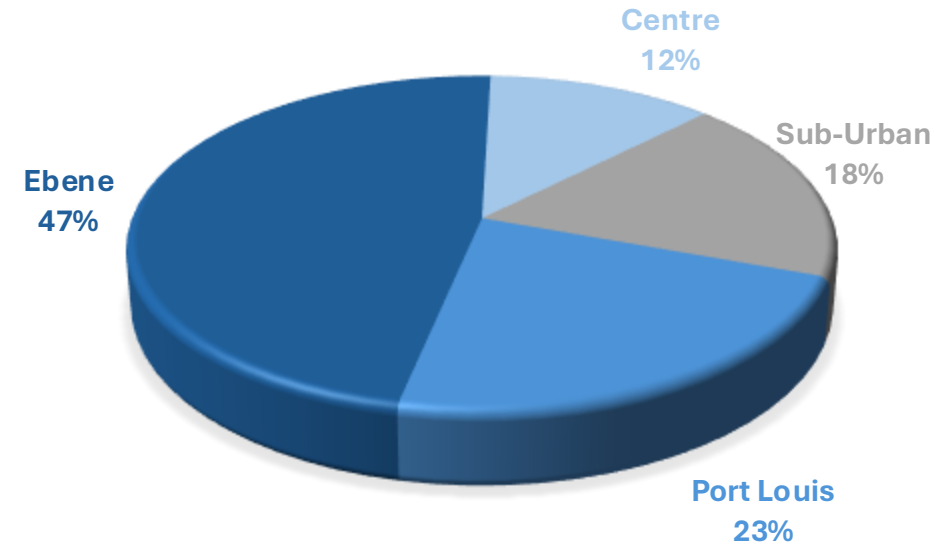


72,000 m² / Projected growth 6%

STOCK AND GEOGRAPHIC DISTRIBUTION – By Grade Q2 2025



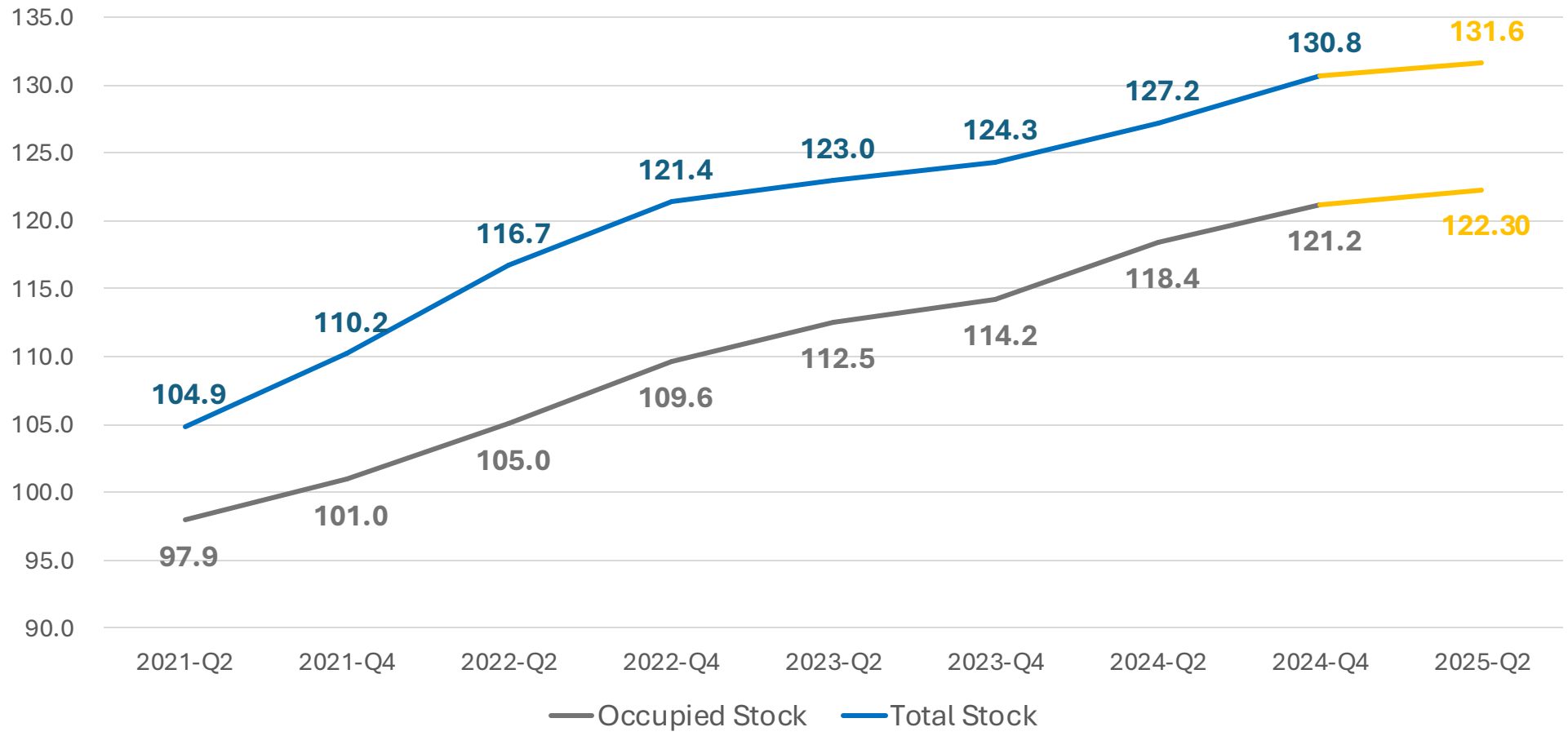
GRADE A STOCK: 600,000 m²



GRADE B STOCK: 380,000 m²

MAURITIUS COMMERCIAL PROPERTY INDEX – Q4 2024

Occupied Stock v Total Stock

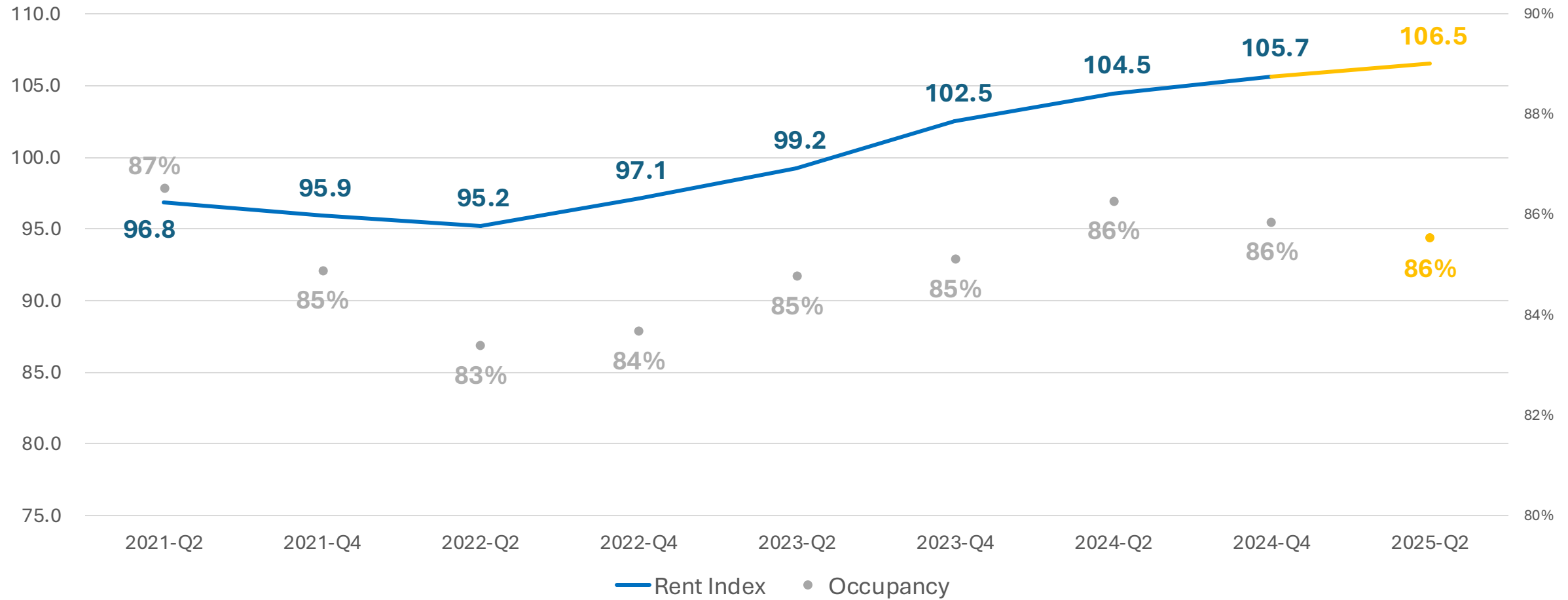


**YOY Supply
Growth 3.5%**

**YOY Demand
Growth 3.2%**

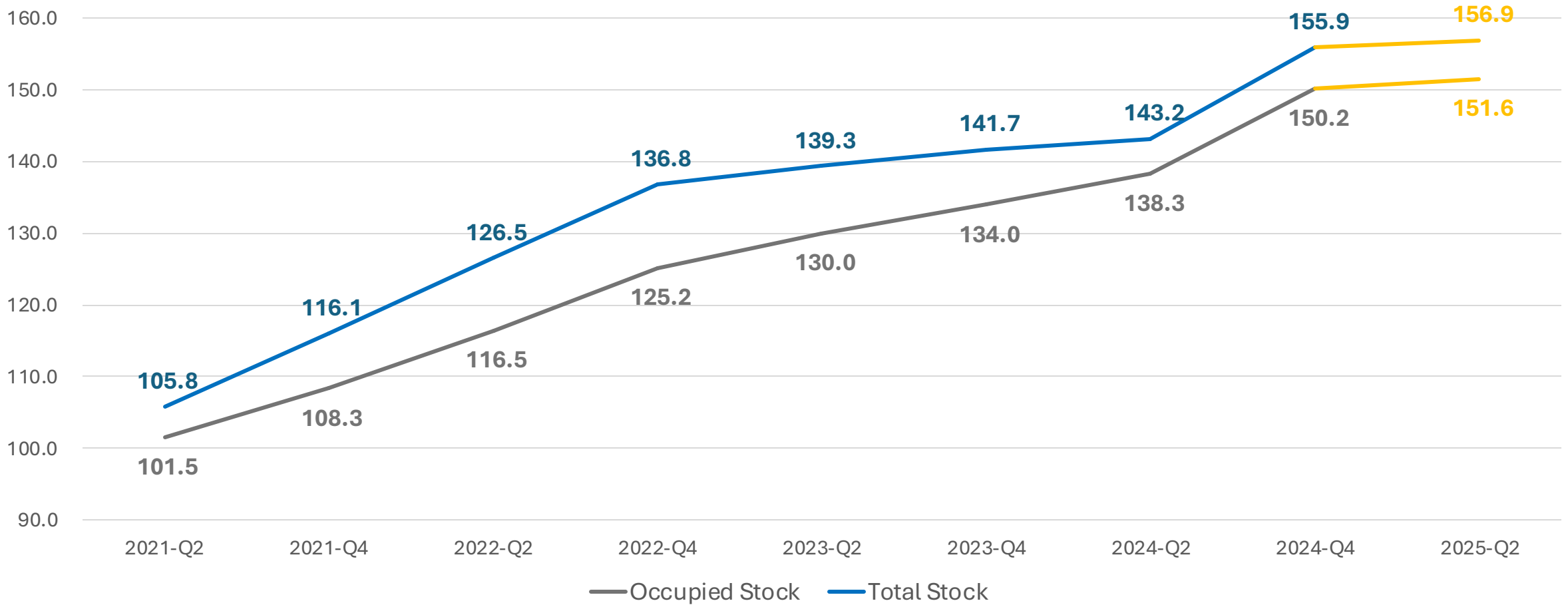
MAURITIUS COMMERCIAL PROPERTY INDEX – Q4 2024

Rent v Occupancy



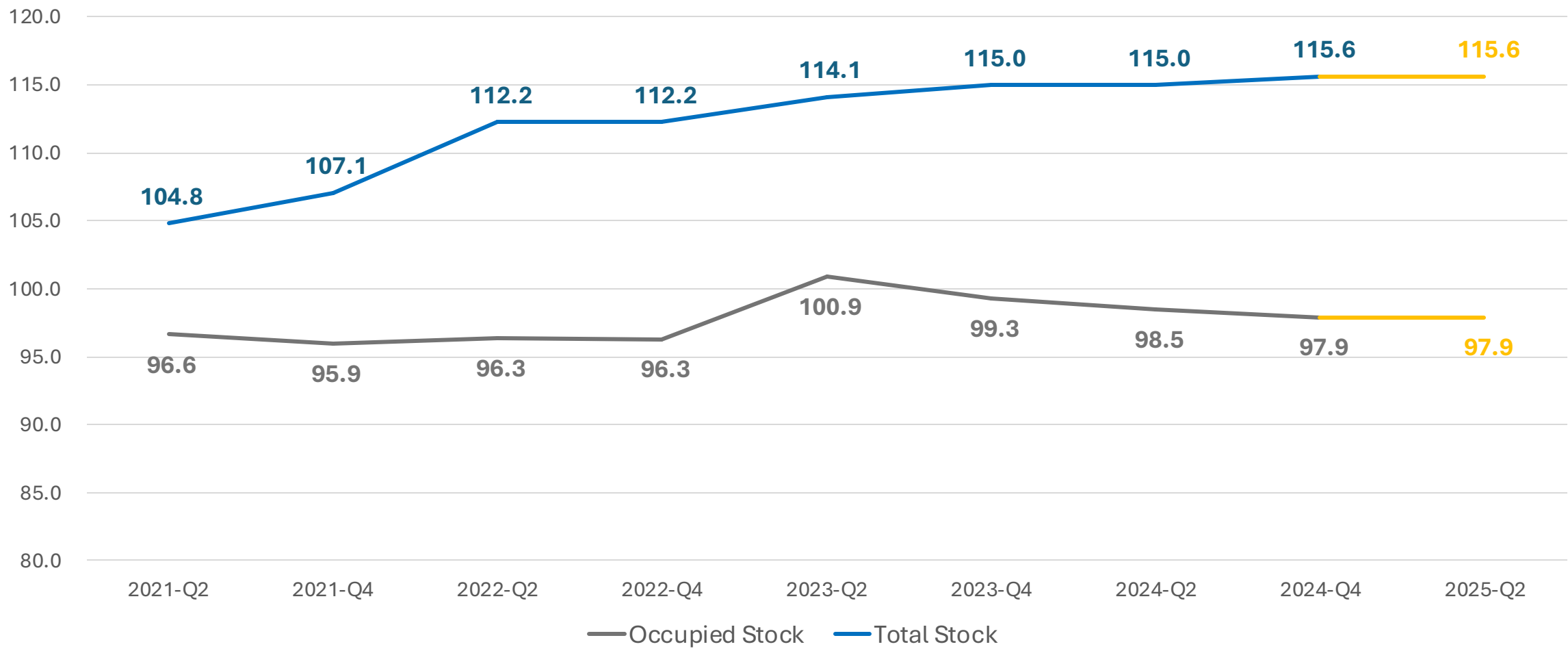
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Occupied Stock v Total Stock (Grade A)



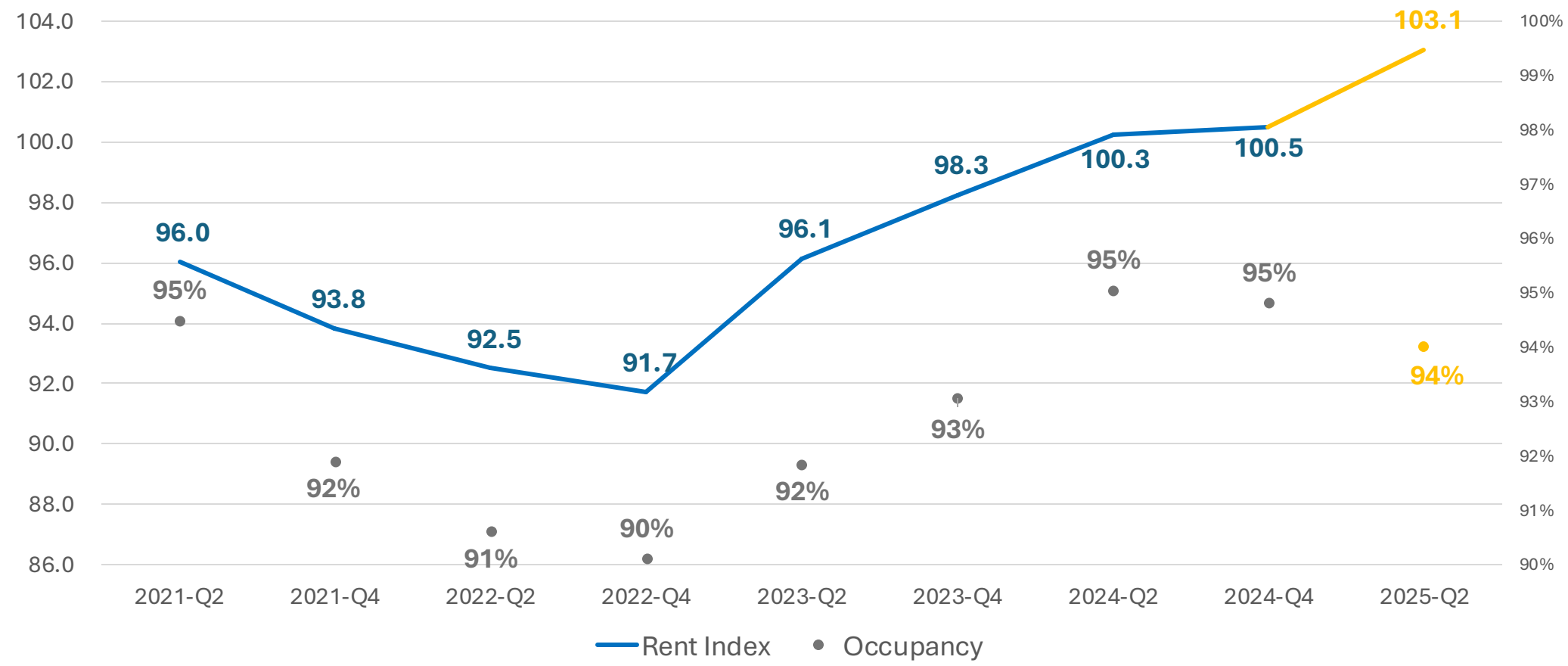
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Occupied Stock v Total Stock (Grade B)



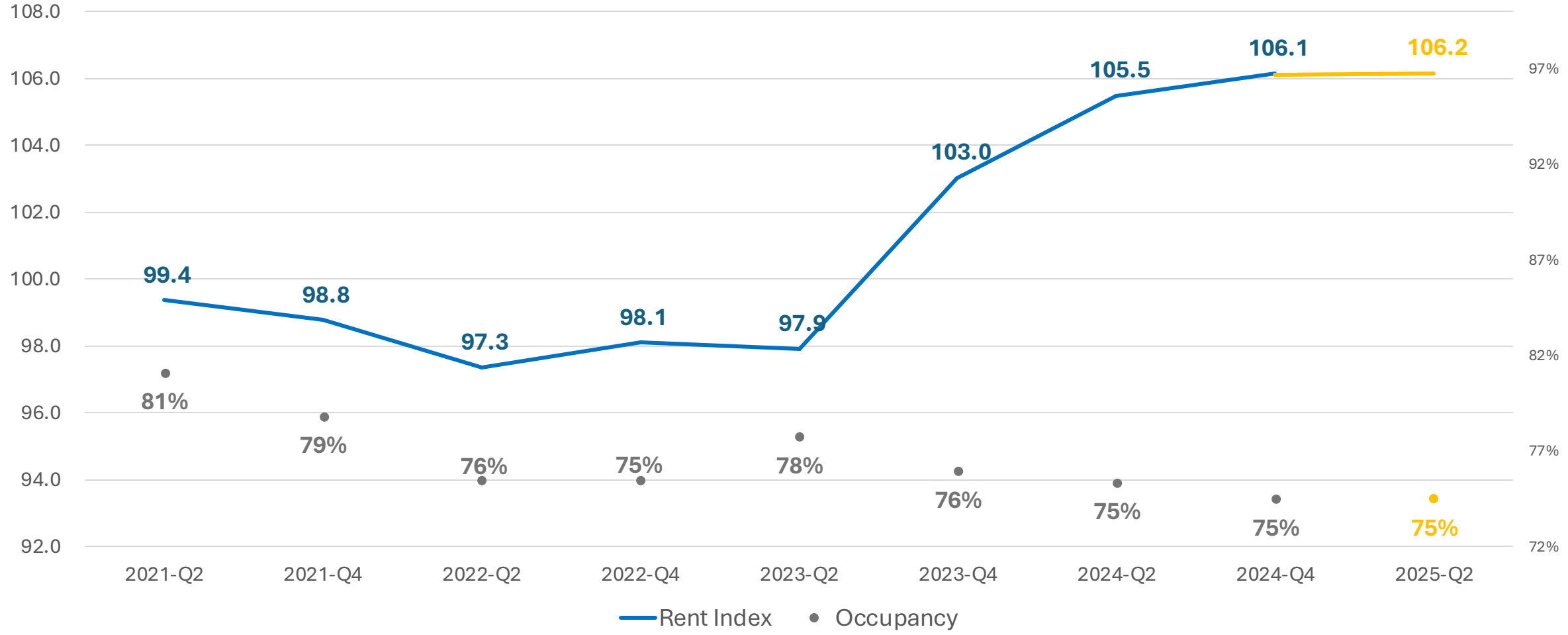
MAURITIUS COMMERCIAL PROPERTY INDEX – Q4 2024

Rent v Occupancy (Grade A)



MAURITIUS COMMERCIAL PROPERTY INDEX – Q4 2024

Rent v Occupancy (Grade B)



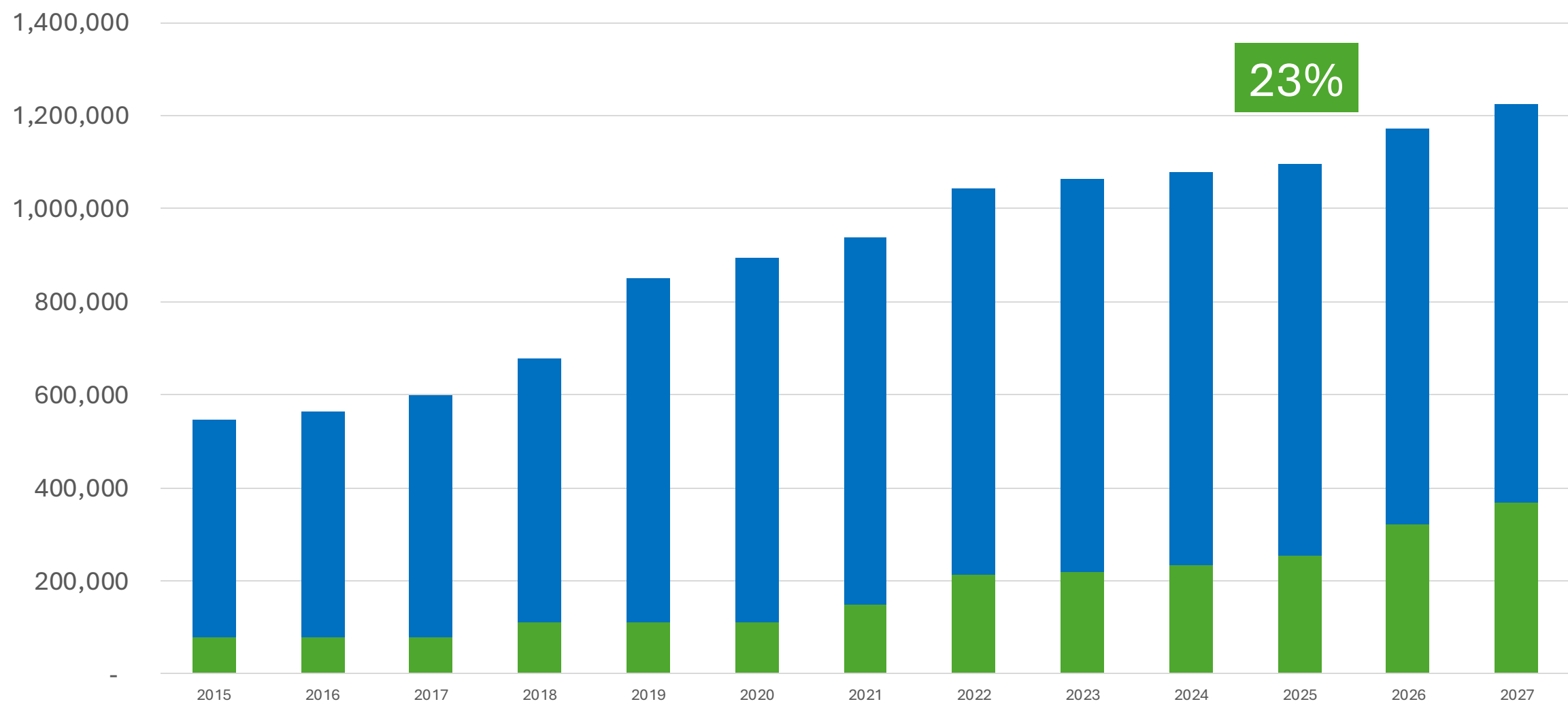
THE FLIGHT TO QUALITY CONTINUES

PROSPECT FOR CONTINUED RISES IN RENTS
(In Quality Buildings)

GREEN BUILDINGS IN MAURITIUS

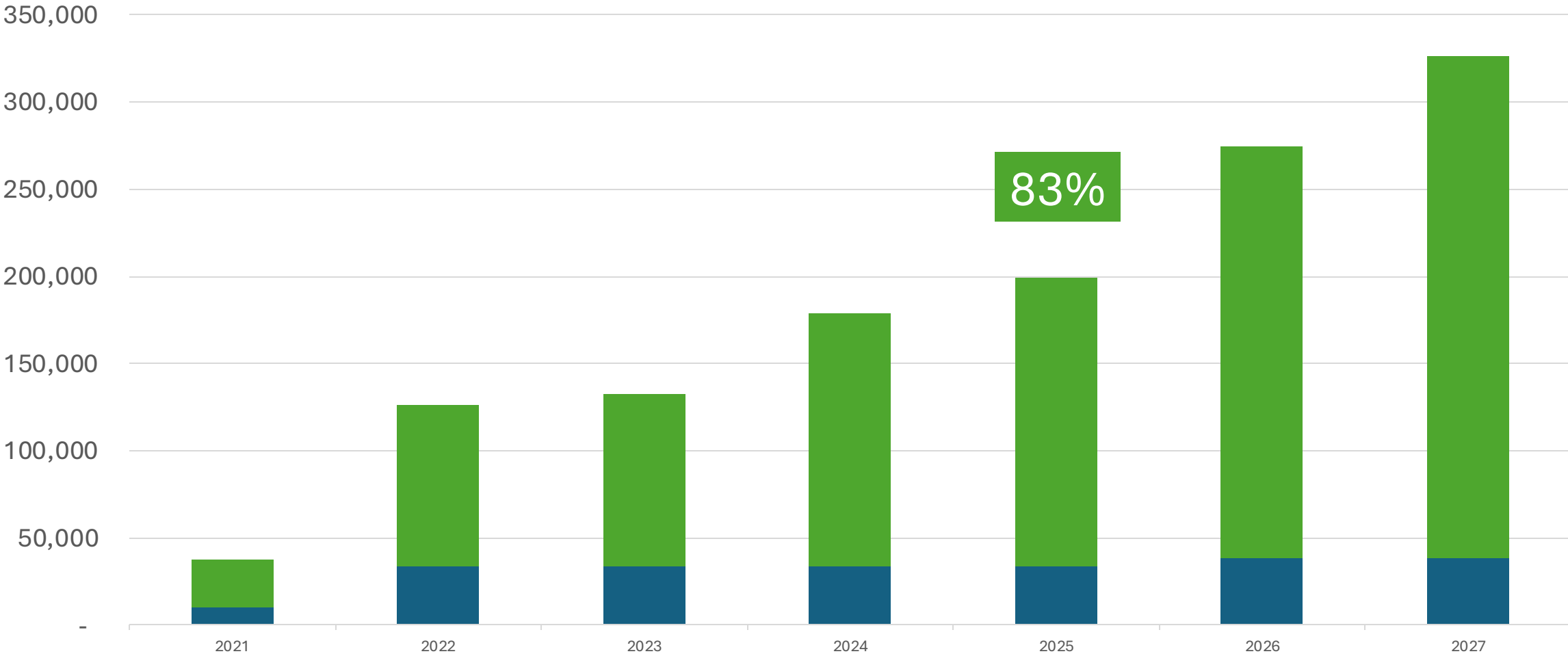


GREEN v TRADITIONAL BUILDINGS STOCK



(GLA in m²)

GREEN v TRADITIONAL BUILDINGS NEW DELIVERIES FROM 2021



(GLA in m²)

TENANTS FAVOUR GREEN BUILDINGS

THANK YOU FOR YOUR ATTENTION